

SECOND AMENDMENT TO THE REPORT AND DECISION ON THE APPLICATION FOR AUTHORIZATION AND APPROVAL OF A PROJECT UNDER CHAPTER 121A MASSACHUSETTS GENERAL LAWS (TER. ED.), AS AMENDED, AND CHAPTER 652 OF THE ACTS OF 1960, AS AMENDED, AND FOR CONSENT TO THE FORMATION PURSUANT TO SAID CHAPTER 121A OF AN URBAN REDEVELOPMENT LIMITED PARTNERSHIP UNDER THE NAME WOODBURY-CUNARD ASSOCIATES FOR THE PURPOSE OF UNDERTAKING AND CARRYING OUT THE PROJECT.

On July 30, 1975, the Authority voted to adopt a Report and Decision on the application of Woodbury-Cunard Associates for approval of an urban redevelopment project pursuant to Massachusetts General Laws (Ter. Ed.), Chapter 121A, as amended, and Chapter 652 of the Acts of 1960 (the "Report and Decision"). The Project, as approved in the Report and Decision, consists of the acquisition of Parcels 2A and 3 in the East Boston Neighborhood Development Program and the development of 41 units of housing and appurtenant facilities thereon. The Project Area is located on Summer and Lewis Streets in East Boston. See the attached maps.

At the meeting of July 7, 1977, the Authority approved an Amendment to the Report and Decision granting permission to deviate from the Boston Zoning Code.

The development on Parcel 3 has been completed and provides 17 units of housing and 3,500 sq. ft. of commercial space in the rehabilitated Woodbury Building. Woodbury-Cunard Associates (the "Partnership") has abandoned the construction of 24 housing units and appurtenant facilities on Parcel 2A.

On November 25, 1986, the Partnership submitted an application to the Authority for a Second Amendment to the Report and Decision. Pursuant to the application which is attached, the Partnership requests the Authority to delete Parcel 2A from the Project Area as defined in the Report and Decision. The deletion of Parcel 2A would also diminish the total number of housing units by 24 and the total number of parking spaces by 18.

In the opinion of the Authority's staff, this matter does not require a public hearing.

Based on the foregoing, the Authority hereby approves the document entitled "Application of Woodbury-Cunard Associates, for Approval of a Second Amendment to the Report and Decision of the Boston Redevelopment Authority Authorizing and Approving the Project in the East Boston Neighborhood Development Program Area, under Massachusetts General Laws Chapter 121A and St. 1960, c.652 as amended".

APPLICATION OF WOODBURY-CUNARD ASSOCIATES, FOR APPROVAL OF A SECOND AMENDMENT TO THE REPORT AND DECISION OF THE BOSTON REDEVELOPMENT AUTHORITY AUTHORIZING AND APPROVING THE PROJECT IN THE EAST BOSTON NEIGHBORHOOD DEVELOPMENT PROGRAM AREA, UNDER MASSACHUSETTS GENERAL LAWS CHAPTER 121A AND St. 1960, c. 652, AS AMENDED.

July 30, 1975
On August 25, 1975, the Boston Redevelopment Authority (the "Authority") approved the Report and Decision authorizing and approving the application of Woodbury-Cunard Associates ("WCA") for approval of the project in the East Boston Neighborhood Development Program Area under Chapter 121A of the General Laws and Chapter 652 of the Acts of 1960; that August 25, 1975, - *July 30, 1975* Report and Decision was subsequently amended by a First Amendment to the Report and Decision approved by the Authority on July 7, 1977.

The undersigned, WCA (the "Applicants"), hereby apply to the Boston Redevelopment Authority (the "Authority") pursuant to Chapter 121A of the General Laws, Chapter 652 of the Acts of 1960 and the Rules and Regulations issued by the Authority, for approval by the Authority of a Second Amendment to the Report and Decision approved by the Authority on August 25, 1975, as amended by the application, the Applicants request the following specific changes to the Report and Decision as amended; for the purposes of deleting parcel 2A from the project area:

1. Amend Article B The Project of the Report and Decision as amended, as follows, to substitute the following new paragraph:

B. The Project. The Project consists of the acquisition of Parcel 3 in the East Boston Neighborhood Development Program Area and the construction, operation and maintenance of the Limited Partnership under Chapter 121A of approximately 17 units and appurtenant facilities on land located on Sumner and Lewis Streets within the East Boston Neighborhood Development Program Area. The premises on which the Project is to be located are hereinafter referred to as the "Project Area". The Project is to be financed by the Massachusetts Housing Finance Agency, (hereinafter referred to as "MHFA").

And to delete in its entirety subparagraph a;

- a. The construction of one three (3) story structure consisting of twenty (20) one-bedroom units, four (4) two-bedroom units, and 3,500 square feet of commercial space.

And to amend subparagraph c as follows;

- c. The provision of 18 spaces for automobiles.

2. Amend Article D of the Report and Decision as amended, in order to delete from the last sentence of subparagraph B the words "Both parcel 2A and."

The General Partner and principle in the development is a community owned development corporation. Therefore, the Applicant requests that any fees for the public hearing of this application be waived.

Executed this 25 day of November, 1986.

Woodbury-Cunard Associates

By

Albert F. Caldarelli
East Boston Community Development
Corporation, General Partner

Then personally appeared before me Albert F. Caldarelli,
who being duly sworn, made oath to the best of his knowledge
and belief the statements contained in the foregoing application
are true.

Albert F. Caldarelli
Notary Public

My commission expires: 3-22-89

MEMORANDUM

January 22, 1987

TO: BOSTON REDEVELOPMENT AUTHORITY
STEPHEN COYLE, DIRECTOR

FROM: LINDA BOURQUE, ASSISTANT DIRECTOR FOR NEIGHBORHOOD
PLANNING & ZONING
EMILIO FAVORITO, POLICY PLANNER/COUNSEL
KELLY D. KING, ASSISTANT GENERAL COUNSEL

SUBJECT: AMENDMENT TO REPORT AND DECISION ON 121A APPLICATION OF
WOODBURY-CUNARD ASSOCIATES PROVIDING FOR THE DELETION
OF PARCEL 2A FROM THE PROJECT AREA

On July 30, 1975, the Authority voted to adopt a Report and Decision on the application of Woodbury-Cunard Associates (the "Partnership") for authorization and approval of a project under Chapter 121A of the General Laws of the Commonwealth and Chapter 652 of the Acts of 1960, both as amended, and for consent to form a limited partnership under the provisions of Chapter 121A.

The project, which was undertaken in accordance with above-noted Report and Decision, was the acquisition and construction of approximately 41 units of low-income housing and appurtenant facilities on Parcels 2A and 3 located on Summer and Lewis Streets within the East Boston Neighborhood Development Program Area. The premises on which the Project is located are hereinafter referred to as the "Project Area".

The Project, as originally approved, was to consist of the rehabilitation of the Woodbury Building on Parcel 3 into 17 units of housing and 3,500 sq. ft. of commercial space, and the construction of a 3-story building on Parcel 2A (hereinafter referred to as the "Cunard Lot") consisting of 24 housing units and 3,500 sq. ft. of commercial space.

The Partnership has rehabilitated the Woodbury Building on Parcel 3 but has not constructed the 3-story building on the Cunard Lot. The Partnership has abandoned the construction of low-income housing on the Cunard Lot since funding problems would make it impossible for it to proceed with the project.

Originally, it was anticipated that the development schedule would commence within a reasonable time after the Authority approved the Project and continue for a period of 12 months after the closing of its financing. The extended lapse in time between the approval of the Project and the decision to delete the Cunard Lot from the Project Area indicates an intention of the Partnership to abandon its development rights under Chapter 121A.

For the reasons noted above, therefore, we recommend that the Cunard Lot be deleted from the Project Area and all obligations and benefits of the Partnership to develop the Cunard Lot be terminated.

Please be advised that the staff is currently working with the East Boston Community Development Corporation ("CDC"), which is the General Partner in Woodbury-Cunard Associates, regarding a proposal by the CDC that the lot be used to house the local offices of the Department of Public Welfare. No use, however, may be made of the site so long as Woodbury-Cunard Associates' rights to develop the parcel remain in force. The proposed amendment would terminate those rights.

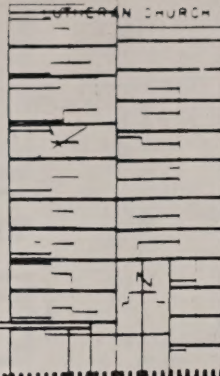
An appropriate vote follows:

VOTED: That the document presented at this meeting entitled, "Second Amendment to the Report and Decision on the Application for Authorization and Approval of a Project under Chapter 121A Massachusetts General Laws (Ter. Ed.), as amended, and Chapter 652 of the Acts of 1960, as amended, and for Consent to the Formation pursuant to said Chapter 121A of an Urban Redevelopment Limited Partnership under the name Woodbury-Cunard Associates for the Purpose of Undertaking and Carrying Out the Project under said Chapter 121A," is hereby approved and adopted; and

That the filing fee of Twenty - Five Hundred (\$2,500.00) Dollars required for the amendment to the application be waived pursuant to Rule 1 (D) (2) of the BRA Rules and Regulations Governing Chapter 121A Projects, since the fee presents an undue hardship on the Applicant.

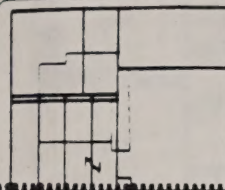
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MAP C

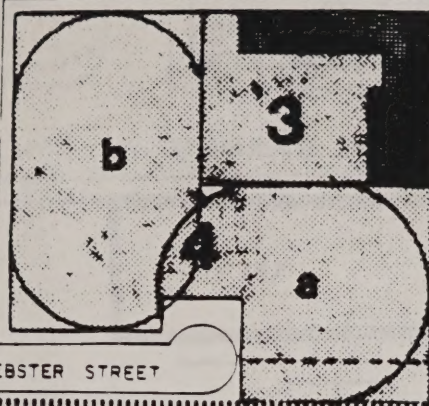
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ALBANY

SUMNER STREET

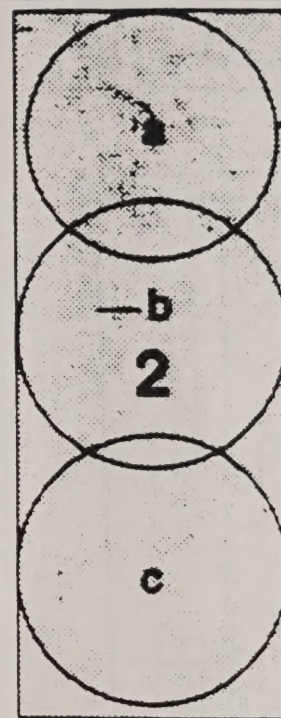
MILL STREET

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WEBSTER STREET

MALL



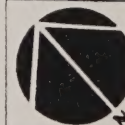
STREET

BREMEN

MARGINAL STREET

EXISTING LEWIS ST

MPA



SUMNER STREET NO
PARCEL PLAN

0 100 200 FEET

LINE

724E

PARIS

HENRY STREET

MAVERICK

MAVERICK
STATION
MTA

CUNARD LOT

BREMEN

BOSTON & ALBANY

WOODBURY BUILDING

LEWIS MALL

HERITAGE APARTMENT COMPLEX →

DRAFT
FOR DISCUSSION ONLY

MARGINAL

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